



DOWNER & CO

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56 Penwood Heights
Highclere RG20 9EZ

£675,000



Spacious Four Bedroom Detached Family Home

Features.

- Detached
- Spacious four bedroom family home
- Potential to extend (STPP)
- Excellent living accommodation
- Kitchen/dining room
- Large living room
- Re-fitted shower room and bathroom
- Additional office/study/fifth bedroom
- Huge rear garden backing onto woodland
- Garage and driveway parking for many cars



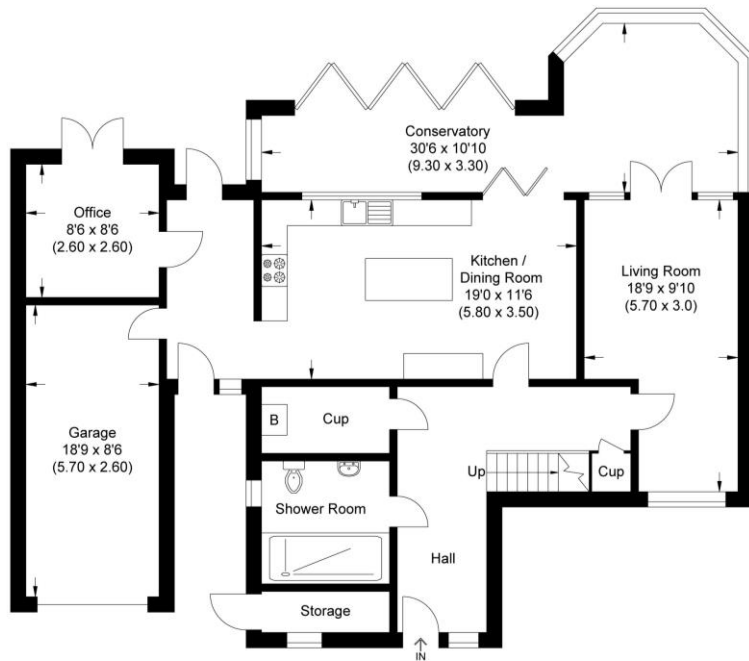


Description.

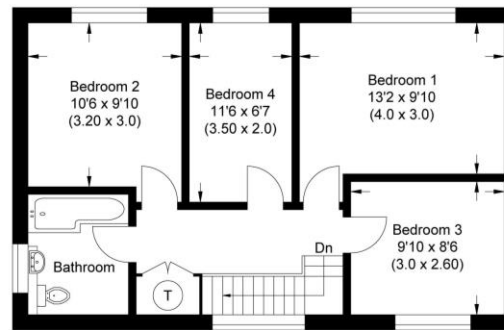
Four bedroom detached family home situated in 1/3 of an acre in this very popular location approximately 4.5 miles south of Newbury, in the parish of Highclere within a stone's throw of beautiful countryside walks.

The well proportioned extremely flexible property offers excellent downstairs living space with the accommodation comprising a welcoming entrance hall, re-fitted shower/cloakroom, large kitchen/dining room with bi-fold doors, generous living room, conservatory spanning the width of the ground floor with bi-fold doors opening to the rear garden, office/study/fifth bedroom (part of garage conversion). The first floor consists of three good size double bedrooms, a further bedroom and family bathroom. Benefits also include a huge rear garden backing onto woodland with a fantastic entertaining area to the rear, a large driveway with parking for several cars, garage, mains services and oil-fired central heating. Viewings highly recommended.

Approximate Gross Internal Area
 152.62 sq m / 1642.78 sq ft
 (Excludes Garage)
 Garage Area 14.82 sq m / 159.52 sq ft



Ground Floor



First Floor

Location.

Highclere is a highly regarded village located to the south of Newbury surrounded by beautiful rolling countryside including Highclere Park, home to Highclere Castle aka Downton Abbey. The village offers amenities including Thorngrove Prep School, and The Red House public house, further amenities are available in the neighbouring village of Woolton Hill include a St Thomas Infant School, Woolton Hill Junior School, village shop with post office, public house and doctor's surgery. The nearby Andover Road/A34 junction offers easy access to the M3 to the south and the M4 to the North.

Illustration for identification purposes only, measurements are approximate, not to scale.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: E

COUNCIL TAX BAND: F

TENURE: FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01635 523777

Alternatively, visit our website below to view all of the details of this property online.

www.downer.co.uk

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